



SITE IMPROVEMENT AND DRAINAGE PLAN REQUIREMENTS FOR RESIDENTIAL CONSTRUCTION Public Works Construction Engineering

The applicant shall submit two (2) copies of a Site Improvement and Drainage Plan on 8½" x 11" paper showing **ALL** of the following (see attached example):

General:

- Name, address and phone number of owner and/or contact person.
- North arrow, 1" = 20' scale, date, lot number and plat, address and street name fronting proposed structure.
- Provide setbacks at all sides and show easements.
- Location and finished floor elevation of all proposed structure(s) and any existing structure(s) on the site in relation to lot lines and corners.
- All trees 6" diameter (DBH) or greater are to be specifically plotted in relationship to property corners – include size, species and intention to save or remove. Provide the drip line of trees to be saved.
- Any sidewalk fronting the property and whether or not the street is improved or unimproved. Indicate whether the driveway apron will be modified, relocated or repaired.
- Proposed elevation contours (2' interval) on the subject property along with existing contours or spot elevations. Indicate any slopes greater than two (2) feet horizontal to one (1) foot vertical.
- Provide location of silt fence.
- Indicate any proposed rockery and/or retaining wall construction including associated drainage.
- Note any existing walls or rockeries along with finished floor elevations or grades on adjacent lots.

Water/Sewer:

- The location and dimensions of any existing utility easements (sewer, water, etc), either public or private.
- The proposed location of the sanitary sewer line including cleanout(s) and the proposed location of the water line along with the proposed connection points to the City's systems.

Stormwater:

- Location and size of all wetlands, streams or drainage channels located within 25 feet of the site, which may involve or affect drainage of the site to be developed. Indicate swales, dips and pipes and provide a cross-section of the areas. If culvert pipes are proposed, indicate size, type and inlet/outlet information.
- Indicate proposed location of foundation and roof drains along with appropriate cleanouts.
- Indicate direction and location of surface water runoff entering the site from adjacent properties.

After review of this plan, a list of site-specific requirements will be issued.

A temporary erosion/sedimentation plan may be required in addition to this plan.



SITE PLAN SUBMITTAL REQUIREMENTS

TYPICAL SITE IMPROVEMENT & DRAINAGE PLAN

USE THIS AS AN EXAMPLE FOR SUBMITTING SITE PLAN

LOT 5 PLAT OF REDMOND HEIGHTS



SCALE _____

DATE _____

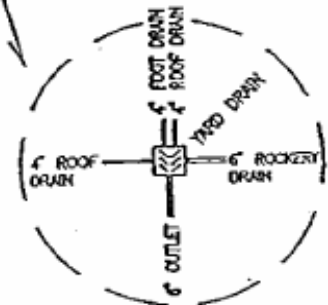
LEGEND

- SD— STORM DRAIN
- FD— FOOTING DRAIN
- W— WATER LINE
- ROCKERY DRAIN
- SS— SANITARY SEWER
- R— ROOF DRAIN DOWN SPOUT
- STORM DRAIN CATCH BASIN
- PROPOSED CONTOURS
- 102 EXISTING ELEVATIONS
- TYPICAL FLOW ARROW

LOT COVERAGE
(STRUCTURES) _____ %

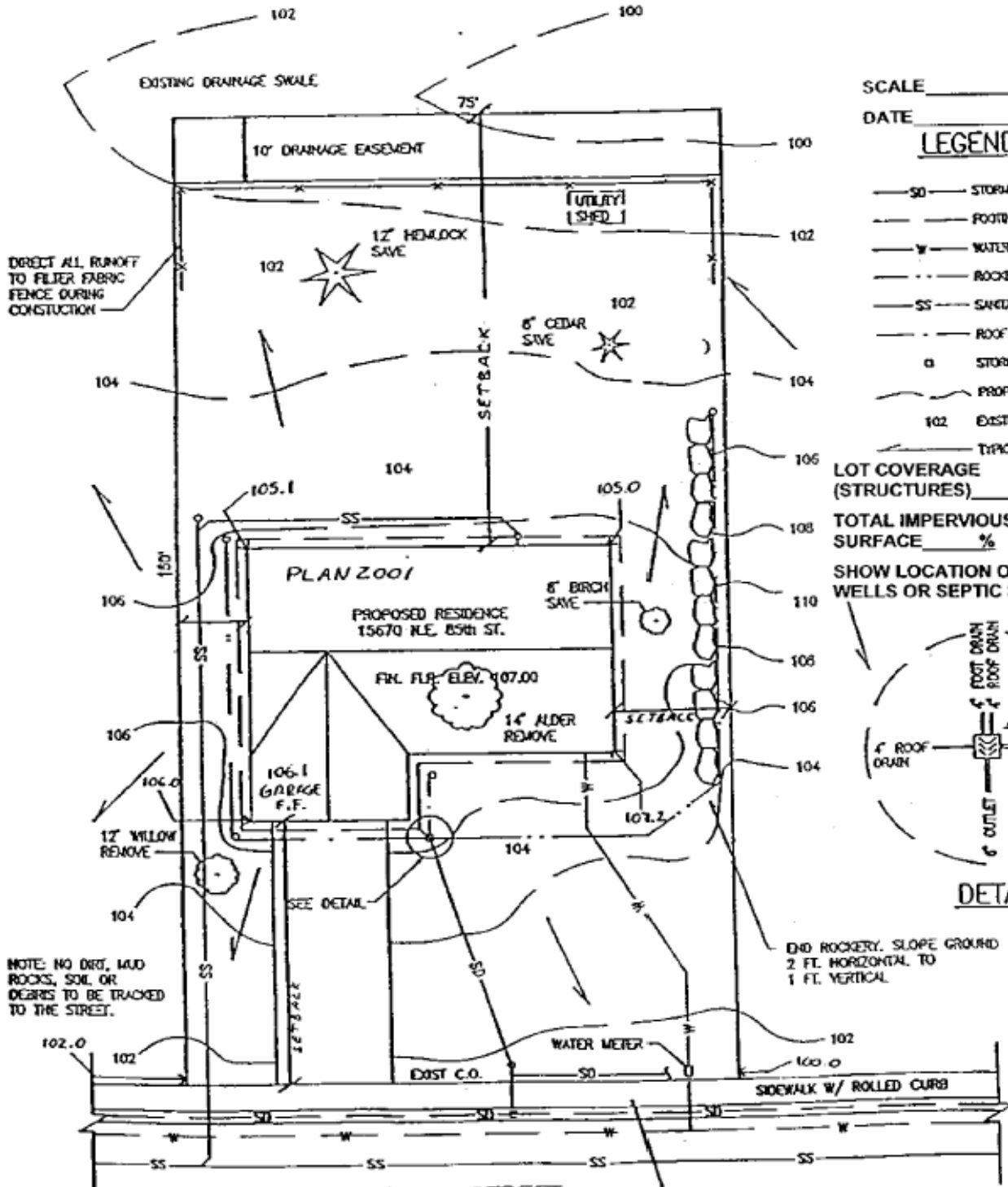
TOTAL IMPERVIOUS
SURFACE _____ %

SHOW LOCATION OF ALL
WELLS OR SEPTIC SYSTEMS



DETAIL

END ROCKERY. SLOPE GROUND
2 FT. HORIZONTAL TO
1 FT. VERTICAL



PROVIDE
SITE ADDRESS & OWNERS NAME
CONTRACTOR NAME & CONTACT INFORMATION